

**MINUTES  
VILLAGE OF LAKE PARK  
PLANNING BOARD  
3801 LAKE PARK ROAD, LAKE PARK, NC  
SEPTEMBER 19, 2017**

**Planning Board Members Present:** Jonathan McDaniel, John Laurents and Bjarne Hansen

**Village Attorney:** Ken Swain

**Zoning Administrator:** Cheri Clark

**Benchmark Consultant:** Robyn Byers, PhD

**Call to Order:** Chairman Jonathan McDaniel called the September 19, 2017 meeting to order.

**Pledge of Allegiance:** Chairman Jonathan McDaniel led the Pledge of Allegiance.

**Public Comments:** There was no public comment.

**Approval of Minutes:** Bjarne Hansen made the motion to approve the July 18, 2017 Planning Board minutes as presented. John Laurents seconded the motion. Vote – Unanimous.

**Changes to the Agenda:** No changes to the agenda.

**Planning Board Position:** Harrison Walser shared that he is interested in serving on the Planning Board. The Walser family has lived in Lake Park for nine years and he has two boys. Harrison would like to be more involved in the community. He is currently working on his master's in Public Administration. John Laurents made the motion to recommend Harrison Walser to Council to fill the vacant Planning Board position. Bjarne Hansen seconded the motion. Vote – Unanimous.

**Lake Park Nursing and Rehabilitation Center:** Blakely Design Group submitted a Site Plan Application for the Neuse River Corporation to re-grade the existing berm between the parking lot and the street. A 5' concrete sidewalk would run parallel with Faith Church Road, landscaping will be replaced after re-grading and a new sign will be installed near the south driveway entrance. Bjarne Hansen made the motion to approve the submitted site plan for reducing the berm and adding a sidewalk to the LPN&R property at 3315 Faith Church Road upon the condition that Chinese Elm trees be replaced by Little Gem Magnolias and all sidewalk improvements follow ADA standards. John Laurents seconded the motion. Vote – Unanimous. The board requested a set of drawings that reflect the trees and ADA sidewalk changes be provided to staff prior to issuing the permit.

**UDO Article 8 – Use Regulations:** Dr. Robyn with Benchmark provided information to the Board in reference to the North American Industry Classification System (NAICS) which

classifies business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. economy. The NAICS industry codes define establishments based on the activities in which they are primarily engaged.

Dr. Robyn has coded the Village's Unified Development Ordinance (UDO) use table in Article 8 to help clarify the types of business that would be permitted in the Village. The Board requested that Dr. Robyn provide a worksheet that would enable them to clarify the NAICS code for the various uses to help us determine permitted, special use or non-permitted uses.


**Council Liaison:** Cheri Clark shared that Chairman Jonathan McDaniel is running for one of two open four year Council seats in November. The Village has four candidates for the two positions.

**Board Comments:** Jonathan McDaniel shared that it was good to see Bjarne doing so well after his recent knee replacement.

**Setting Agenda for Next Month's Meeting:** Change 6. Planning Board Position to Oath of Office.

**Adjourn:** Bjarne Hansen made the motion to adjourn. John Laurents seconded the motion.  
Vote – Unanimous.

Respectfully Submitted,



Cheri Clark  
Village Administrator